

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 13, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Linda Q. Smyth, Providence District

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy thanked the members of the Planning Commission and their families who worked at the Planning Commission's soft drink booth at the Fairfax Fair this past weekend.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON SE-01-M-041, KFC OF AMERICA, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 10, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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Commissioner Alcorn brought to the Commission's attention a memorandum prepared by the School Board staff and presented to the Planning Commission School Facilities Committee on June 12, 2002, concerning the impact of new residential development on public facilities. He noted that a public hearing on the Residential Development Criteria Plan Amendment would be held on Wednesday, June 19, 2002.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, June 19, 2002, at 7:30 p.m. in the Board Conference Room.

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON SEA-88-L-041, WILLIAM E. SCHUILING, BE DEFERRED TO A DATE CERTAIN OF JUNE 27, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ-2002-SP-001 AND SE-02-S-001, PENDER VETERINARY CLINIC, BE DEFERRED TO A DATE CERTAIN OF JUNE 20, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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Commissioner Wilson congratulated the 2002 graduates of Fairfax County high schools, and in particular her son, who would be graduating on Saturday, June 15, 2002 from Thomas Jefferson High School for Science and Technology.

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FSA-B96-68-1 - SPRINT - 7617 Little River Turnpike

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF FSA-B96-68-1, SPRINT, 7617 LITTLE RIVER TURNPIKE.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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FSA-B96-44-1 - AT&T - 5637 Guinea Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DENY THE "FEATURE SHOWN" DETERMINATION IN FSA-B96-44-1, AT&T, 5637 GUINEA ROAD, AND SET THE MATTER FOR PUBLIC HEARING ON JULY 18, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. PCA-79-C-089 - AXAR MANAGEMENT, INC.
SEA-00-Y-017 - AXAR MANAGEMENT, INC.
2. RZ-1998-LE-064 - SPRINGFIELD EAST, LC
SEA-91-L-054-3 - SPRINGFIELD EAST, LC
SEA-91-L-053-4 - SPRINGFIELD EAST, LC
SE-01-L-020 - SPRINGFIELD EAST, LC
3. RZ-2002-BR-003 - ANDREW J. KIM

This order was accepted without objection.

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PCA-79-C-089 - AXAR MANAGEMENT, INC. - Appl. to amend the proffers for RZ-79-C-089 to permit commercial development w/an overall FAR of 0.42 on property generally located at the S.W. corner of the intersection of Centerview Dr. & Thunderbolt Pl. on approx. 10.0 ac. zoned I-5, HC & AN. Comp. Plan Rec: Mixed use. Tax Map 34-4((12))C2. (Concurrent w/SEA-00-Y-017.) SULLY DISTRICT.

SEA-00-Y-017 - AXAR MANAGEMENT, INC. - Appl. under Sect. 5-504 of the Zoning Ord. to amend SE-00-Y-017 previously approved for commercial development to permit an eating establishment & enclosure of previously approved swimming pools on property generally located at the S.W. corner of the intersection of Centerview Dr. & Thunderbolt Pl. on approx. 10.0 ac. zoned I-5, HC & AN. Tax Map 34-4((12))C2. (Concurrent w/PCA-79-C-089.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Ms. Molly Harbin, McGuire Woods, LLP, reaffirmed the affidavit dated May 21, 2002. There were no disclosures by Commission members.

Ms. Denise Thomas, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Ms. Harbin said the purpose of the application was to upgrade two previously approved hotels in order to stay competitive and meet the needs of the community, airport users and businesses.

She noted that the application did not include an increase in FAR. She explained that the applicant desired to enclose two previously approved swimming pools and establish a full service restaurant, creating a cohesive hotel community offering a variety of services.

Commissioner Koch announced that he would be deferring a decision on these applications until after they had been reviewed by the Sully District Land Use Committee.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on these applications. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER PCA-79-C-089 AND SEA-00-Y-017 FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF JULY 10, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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RZ-1998-LE-064 - SPRINGFIELD EAST, L.C. - Appl. to rezone from I-4 to C-4 to permit mixed use development w/an overall FAR of 1.22 on property located generally at the N. terminus of Springfield Center Dr., S. of the Franconia-Springfield Pkwy., and S.W. of the Joe Alexander Transportation Center on approx. 9.72 ac. Comp. Plan Rec: Industrial w/option for mixed use. Tax Map 90-2((1))58A pt., 58B & 59A pt. (Concurrent w/SEA-91-L-053-4, SEA-91-L-054-3 & SE-01-L-020.) LEE DISTRICT.

SEA-91-L-054-3 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 2-904 of the Zoning Ord. to amend SE-91-L-054 previously-approved for uses in a floodplain to permit site modifications including providing road & pedestrian access points to the transit center on property generally located S. of the Franconia-Springfield Pkwy. at its intersection w/Frontier Dr. on approx. 26.12 ac. zoned I-4. Tax Map 90-2((1))60. (Concurrent w/SEA-91-L-053-4, RZ-1998-LE-064 & SE-01-L-020.) LEE DISTRICT.

SEA-91-L-053-4 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 5-404 of the Zoning Ord. to amend SE-91-L-053 previously approved for WMATA facilities to permit site modifications including providing road & pedestrian access points to the transit center on property generally located S. of the

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Franconia-Springfield Pkwy. at its intersection w/Frontier Dr. on approx. 26.12 ac. zoned I-4. Tax Map 90-2((1))60. (Concurrent w/SEA-91-L-054-3, RZ-1998-LE-064 & SE-01-L-020.) LEE DISTRICT.

SE-01-L-020 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 4-404 of the Zoning Ord. to permit a hotel on property located at the N. terminus of Springfield Center Dr., S. of the Franconia-Springfield Pkwy., & S.W. of the Joe Alexander Transportation Center on approx. 9.72 ac. zoned C-4. Tax Map 90-2((1))58A pt., 58B & 59A pt. (Concurrent w/RZ-1998-LE-064, SEA-91-L-053-4 & SEA-91-L-054-3.) LEE DISTRICT. JOINT PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed Smith, LLC, reaffirmed the affidavit dated March 18, 2002. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the applications due to unresolved issues concerning the Comprehensive Plan recommendation regarding trip reduction, other transportation issues, and urban design issues, as explained on Page 29 of the staff report.

Mr. Lawrence said the applications constituted Phase II of the Springfield Metro Center proposal. He said previously approved high-density residential development in Phase I and the office/retail uses proposed in Phase II would create a mixed-use project in close proximity to the transit station, with direct vehicular and pedestrian access provided. He noted that the proposed development had the favorable recommendation of the Lee District Land Use Advisory Committee. He said the applicant had worked closely with staff to address their concerns and to ensure that the development would be compatible with the Phase I development. He said many of the issues summarized in the staff report had been addressed by proffers dated June 5, 2002. He said the remaining unresolved issues with staff concerned the parking ratio and trip reduction. He submitted for the record a letter dated May 9, 2002 from the Greater Springfield Chamber of Commerce expressing concern that parking restrictions would severely impair the ability to attract high-quality tenants. (A copy of this letter is in the date file.) Concerning the second issue, he said that a proffer provided for a Transportation Demand Management Plan with mechanisms to reduce the number of vehicle trips generated.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. He called upon staff for closing comments.

Mr. Braham said that staff was concerned that the parking ratio would not encourage the use of transit opportunities available at the site and that the length, height and extent of the parking garage would discourage future redevelopment to the east. He said two additional concerns of staff were getting a commitment from the applicant to provide annual reports on the efforts to

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reduce the number of vehicle trips and addressing the Comprehensive Plan recommendation that two points of roadway access be provided into the site.

In response to a question from Commissioner Alcorn, Mr. Braham said that staff felt that Springfield Center Drive should be a public roadway because of the anticipated future development of the area.

Commissioner Kelso pointed out that access and roadways in the area would be subject to the Area Plans Review process which would take place in September. He noted that as a result of several redesigns, the appearance of the parking garage had been considerably improved and that the parking areas could eventually be used for commuter parking. He expressed support for the proposal and said the only reason he would be deferring a decision on the matter was so that staff and the applicant could fine tune the proffers.

There were no further comments or questions from the Commission and no other staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ-1998-LE-064, SEA-91-L-054-3, SEA-91-L-053-4, AND SE-01-L-020, SPRINGFIELD EAST LC, TO A DATE CERTAIN OF JULY 27, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioner Smyth absent from the meeting.

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RZ-2002-BR-003 - ANDREW J. KIM - Appl. to rezone from R-4 to R-5 to permit residential development at a density of 3.85 du/ac on property located on the W. side of Ravensworth Rd., approx. 200 ft. S. of its intersection w/Fountain Head Dr. on approx. 1.56 ac. Comp. Plan Rec: Public Park. Tax Map 71-1((1))52. BRADDOCK DISTRICT. PUBLIC HEARING.

Mr. Peter L. Rinek, agent for the applicant, reaffirmed the affidavit dated May 14, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Harsel, Ms. Swagler said if the applications were approved, proffered condition amendment approval would be required in order to construct single family homes instead of townhouses.

Mr. Rinek stated that the shape of the subject property was unusual because it had very little frontage. He said the applicant had initially applied for a variance of lot widths to construct single family units because R-4 zoning did not allow for the development of townhouses. He explained that after discussions with staff, the applicant had decided to request that the property be rezoned to R-5 so that townhouses, which were more compatible with the surrounding area, could be built. He said the proposed design would create a courtyard effect, with a small park at the pipestem which accessed Ravensworth Road, and that all units would be clustered around existing perimeter trees. He requested favorable consideration.

Commissioner Harsel noted that she would be deferring a decision on this matter to June 20, 2002 to allow time for minor revisions to the proffers to be made.

Mr. Rinek responded to questions from Commissioner Harsel about proffers addressing the responsibility for the maintenance of private streets and driveways, snow removal and the width of the driveways.

Commissioner Kelso complimented the applicant on the well-designed site plan.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY IN THE MATTER OF RZ-2002-BR-003, TO A DATE CERTAIN OF JUNE 20, 2002, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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The meeting was adjourned at 10:50 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

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For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: May 6, 2004

Linda B. Rodeffer, Deputy Clerk to the
Fairfax County Planning Commission